

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Chester County**

State: **PA**

PJ's Total HOME Allocation Received: **\$17,126,512**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	100.00 %	99.53 %	1	96.45 %	100	100	
% of Funds Disbursed	95.63 %	93.38 %	10	87.93 %	87	83	
Leveraging Ratio for Rental Activities	3.2	4.82	21	4.73	32	38	
% of Completed Rental Disbursements to All Rental Commitments***	93.46 %	93.07 %	21	83.38 %	47	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.89 %	72.02 %	15	70.15 %	61	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.62 %	81.70 %	25	80.67 %	15	17	
% of 0-30% AMI Renters to All Renters***	18.88 %	37.14 %	24	45.30 %	6	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.81 %	98.39 %	25	95.32 %	23	25	
Overall Ranking:			In State:	21 / 29	Nationally:	36 40	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,141	\$19,552		\$26,635	339 Units	49.10 %	
Homebuyer Unit	\$10,047	\$16,147		\$14,938	337 Units	48.80 %	
Homeowner-Rehab Unit	\$11,194	\$16,057		\$20,675	15 Units	2.20 %	
TBRA Unit	\$0	\$5,906		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,323	\$2,989	\$12,899
State:*	\$97,193	\$39,590	\$16,244
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	36.5	52.4	46.7	0.0	Single/Non-Elderly:	30.2	22.9	6.7	0.0
Black/African American:	56.6	27.4	53.3	0.0	Elderly:	34.0	0.9	46.7	0.0
Asian:	0.0	0.6	0.0	0.0	Related/Single Parent:	23.9	46.1	20.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	6.9	24.7	26.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.1	5.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.9	0.0	0.0					
Asian/Pacific Islander:	0.3	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	6.3	17.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.8	22.3	40.0	0.0	Section 8:	40.3	0.0 [#]		
2 Persons:	21.4	28.9	20.0	0.0	HOME TBRA:	0.3			
3 Persons:	13.8	16.7	13.3	0.0	Other:	8.2			
4 Persons:	6.3	20.5	26.7	0.0	No Assistance:	50.6			
5 Persons:	2.2	7.1	0.0	0.0					
6 Persons:	1.6	3.0	0.0	0.0					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.3	0.6	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			48	

* The State average includes all local and the State PJs within that state

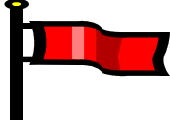
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County State: PA Group Rank: 36
 (Percentile)
 State Rank: 21 / 29 PJs Overall Rank: 40
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	93.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	78.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	93.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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